TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 Bol . 2.C.16 (U.B. ?) TO PERMIT B PRIVATE SPACE FACTUR OF 188 SQ FT. INSTEAD OF THE PROVIDED SD SQFT, ALSO TO BAKEND THE PORTLAL DEVELOPMENT PLAN OF FRANKLIN RIDGE TOWNHOUSES SECT. 2 COT 157 TO PERMIT A DECK ONTSIDE OF THE PERMITTED BUILDING AREA of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

> 1, STORAGE AREA FOR FIRE WOOD 2. STORAGE AREA CYCLE MAD 18015 3. REFRYERD FALLS OF SHARPLY LITTLE USABLE LAND AREA FOR RECENTION OR OUT DOOR ALTIVITY

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of

Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm,

under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: (Type or Print Name) (Type or Print Name) Address City and State Signature Iden 153 Attorney for Petitioner: 30 BOHN CT (Type or Print Name) PLSEDALE MD 21237 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted City and State Attorieg's Telephone No.: CHOERED By The Zoning Commissioner of Baltimore County, this _____ this ____ day of <u>December</u>, 19-84, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the ____29th ____ day of __January_____, 19_85_, at _11:15 o'clock

Petition for Variance 14th Election District
LOCATION: North side of Bohn
Court, 280 feet East of Trimble Way
(30 Bohn Court).
DATE & TIME: Tuesday, January 29, 1985 at 11:15 a.m./ PUBLIC HEARING: Room 106. County Office Building, 111 W. Chesa-peake Avenue, Towson, Maryland. The Zoning Commissioner of Baltimore County, by suthority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit a pri-vate space factor of 288 square feet in-

will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing

Armold Jables

OR

This is to Certify, That the annexed

was inserted in $\mathfrak{A}_{\mathfrak{C}}$ Times $\mathcal{C}_{\mathbf{a}}$ newspaper printed stead of the required 500 square feet and to amend the partial development
and to amend the partial development
plan of Franklin Ridge Townhouses,
Section 2, Lot 157 to permit a deck outside of the permitted building area.
Being the property of Haeman L.
Netbitt, et ux, as shown on plat plan and published in Baltimore County, once in each filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner 0 18 IL

Dear Mr. & Mrs. Nesbitt: I have this date passed my Order in the above-referenced matter in accordance with the attached.

JMHJ/eoh

Attachments

cc: People's Counsel

ARNOLD JABLON

30 Bohn Court

ZONING COMMISSIONER

Mr. & Mrs. Haeman L. Nesbitt

Baltimore, Maryland 21237

Hae. N/S (30

Bohn

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING & 2013 TOWSON, MARYLAND 21204 494-3353 OFFICE OF PLANNING & ZONING

ARNOLD JABLON

ZONING COMMISSIONER

January 21, 1985

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

RE: Petition for Zoning Variance and to

District

Very truly yours,

Deputy Zoning Commissioner

Amend the Partial Development Plan N/S of Bohn Court, 280' E of Trimble

Way (30 Bohn Court) - 14th Election

Case No. 85-205-A (Item No. 153)

Haeman L. Nesbitt, et ux - Petitioners

المن في المعرف المنظمين في المنظم المنظم

Mr. and Mrs. Haeman L. Nesbitt 30 Bohn Court Rosedale, Maryland 21237 RE: Petition for Variances N/S Bohn Ct., 280' E of Trimble

Way (30 Bohn Court) Haeman L. Nesbitt, et ux - Petitioners Case No. 85-205-A

Dear Mr. and Mrs. Nesbitt:

This is to advise you that \$44.85 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

S		incerely,	
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 004939	OLDJABLON	
DATE 1-87-85 ACCOUNT 61	1-615-600	ng Commissione:	
AMOUNT_\$_	44,85		
RECEIVED THEMAN MORE	bitt		
Case # 85-205.			
Case # 85-205.	- A		

B BB32*****44551a 529&F

VALIDATION OR SIGNATURE OF CASHIER

Mr. and Mrs. Haeman L. Nesbitt 30 Bohn Court Rosedale Maryland 21237

> NOTICE OF HEARING RE: Petition for Variances N/S Bohn Court, 280' E of Trimble Way (30 Bohn Court) Haeman L. Nesbitt, et ux - Petitioners Case No. 85-205-A

TIME:	
DATE	Tuesday, January 29, 1985
PLAC	E: Room 106, County Office Building, 111 West Chesapeak
	Avenue, Towson, Maryland
BALTIMORE COUNTY, MA OFFICE OF FINANCE - REVEN MISCELLANEOUS CASH R	UE DIVISION NO. 19300U
DATE 11/30/84	ACCOUNT_R-01-615-000

Amendment to Dev. Plan

C 449*****3520:4 #304F VALIDATION OR SIGNATURE OF CASHIER

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variances to permit a private space factor of 238 square feet instead of the required 500 square feet and to amend the partial development amend the partial development plan of Franklin Ride Town-houses, Section 2, Lot 157 to permit a deck outside of the permitted building area.

Being the property of Hae-men L. Nesbitt, et ux as shown ing Office.
In the event that this Peti-In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the Issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of

ARNOLD, LARGON

ARNOLD JABLON,

IHEh

PETITION FOR VARIANCES

LOCATION: North side of Bohn Court, 230 feet East of Trimble Way (30 Bohn Court) DATE AND TIME: Tuesday, January 29, 1985 at 11:15 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

14th Election District

Petitioner: Haaman L. Neskitt, at us

Location of property: N/S Butin CT. 280' E OF Trimble Way 30 Bohnel, 71237

Location of Signs: Approx 12 fr youdway + Parking Drea Fasing Bake Cl. on property of Potitioner

CERTILICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Posted for: Variance to Permit private space Festive tament des-laporent plan

CERTIFICATE OF PUBLICATION

January 10 , 1985 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 10

THE JEFFERSONIAN,

D Venetoul

85-205-17

3:05 P.M

85-205-A

Cost of Advertising

BEGINNING AT A POINT ON THE NORTH SIDE OF PUHN COURT, 280' EAST OF TRIMBLE WAY, ... S RECORDED IN THE LAND RECORDS OF BALTIMOTE COUNTY IN PLAT BOOK 39 FOLTO 52, BEING KNOWN AS LOT 157, SECTION 2 OF FRANKLIN RIDGE TOWNHOUSES. OTHERWISE HNOWN AS 30 BOHN COURT. IN THE 14th ELECTION DISTRICT.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER N/S of Bohn Ct., 280' E of Trimble Way (30 OF BALTIMORE COUNTY Bohn Ct.), 14th Dist. HAEMAN L. NESBITT, et ux, Case No. 85-205-A Petitioners

ENTRY OF APPEARANCE

:::::::

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

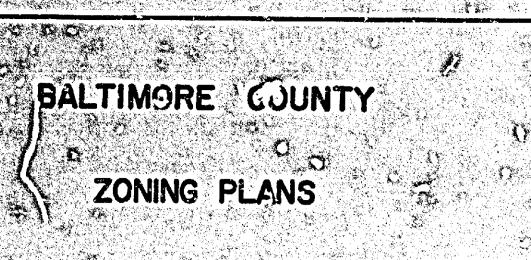
> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 28th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Haeman L. Nesbitt, 30 Bohn Ct., Rosedale, MD 21237, Petitioners.

Peter Max Zimmerman

الأستنسان براث الله



ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211 NORMAN E. GERBER DIRECTOR

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Zoning Advisory Meeting of 12/11/84 Item # 15-3 Property Owner: HAEMAN L. NESBITT ET UX Location: NIS BOHN CT. 280' E. OF TRIMBLE WAY

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

There are no site planning factors requiring comment.

A County Review Group Neeting is required. A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.)A record plat will be required and must be recorded prior to issuance of a building permit.
)The access is not satisfactory.)The circulation on this site is not satisfactory.)The parking arrangement is not satisfactory.)Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Development of this site may constitute a potential conflict with the Baltimore County Master Plan. ()The amended Development Plan was approved by the Planning Board On Chandscaping should be provided on this site and shown on the plan. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service The property is located in a traffic area controlled by a "D" level intersection as defined by 8ill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO_Zoning_Commissioner____ Date January 17, 1985 Norman E. Gerber, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petitions No. 85-199-A 85-202-A.

85-204-A. 85-205-A ε 85-209-A

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:bjs

85-205-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this lath day of December , 1984.

Zoning Commissioner

Petitioner Haeman L. Nesbitt, et uxReceived by Jack B. Commodari

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

December 17, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 144,145,147,148,150,151,152, and 153 ZAC- Meeting of December 11,198 Location: Existing Zoning: Proposed Zoning:

Acres:

District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 144, 145, 147, 148, 150, 155, 152, and 153.

> nchael S. Flanigan Traffic Engineering Assoc.

MSF/com

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 17, 1985

Mr. & Mrs. Haeman L. Nesbitt 111 W. Chesapeake Ave. Towson, Maryland 21204 30 Bohn Court Baltimore, Maryland 21237

Nicholas B. Commodari

RE: Item No. 153 - Case No. 85-205-A Haeman L. Nesbitt, et ux Variance Petition

Dear Mr. & Mrs. Nesbitt: Department of Traffic Engineering State Roads Commission Bureau of Fire Prevention Realth Department Project Planning Building Department Board of Education Zoning Administration Industrial

Chairman

MEMBERS

Bureau of

Engineering

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the approtateness of the zoning action requested, but to assure regard to the development plans or problems with this case. The Director of Planning may file a written as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the comments are received, I will forward them to you. Placed in the hearing file. This petition was accepted for the date of the enclosed filing certificate and a scheduled accordingly.

Very truly yours, nicholas B. Commodan, NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

Enclosures

NBC:bsc

As no public facilities are involved, this office has no comment. The Petitioner must provide necessary drainage facilities (temporary or

Dear Mr. Jablon:

HARRY J. PISTEL, P. E. DIRECTOR

Mr. Arnold Jablon Zoning Commissioner

County Office Building

Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The following comments are furnished in regard to the plat submitted to this

office for review by the Zoning Advisory Committee in connection with the subject

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading,

January 18, 1985

Re: Item #153 (1984-1985)

Acres: 18 x 75.80 District: 14th

Property Owner: Haeman L. Nesbitt, et ux

N/S Bohn Ct. 280 E. Trimble Way

JAM:EAM:REC:ss

85.205

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE CHIEF

Same and the same of the same

December 18, 1984

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Haeman L. Nesbitt, et ux Location: N/S Bohn Court 280' E. Trimble Way

Item No.: 153

Zoning Agenda: Meeting of 12/11/84

Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior

() 6. Site plans are approved, as drawn.

) 7. The Fire Prevention Bureau has no comments, jet this time.

REVIEWER: (17) Approved:
Planning Group Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON MARYLAND 21204 494-3610

TED ZALESKI, JR. Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

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Comments on Item #153 Zoning Advisory Committee Meeting are as follows:

Property Owner: Haeman L. Nesbitt, et ux
Location. N/S Bohn Court 280' E. Trimble Way
D.R. 16

Proposed Zoning: Variance to permit a private space factor of 288 sq. ft. in lieu of the required 500 sq. ft. and to amend the partial development plan of Franklin Ridge Townhouses, Sec. 2, Lot 157 to permit a

18 x 75.80 deck outside of the permitted building area

District:

miscellaneous

A building/ & other/ permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Cata.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group.of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments - Rear porches shall comply with Building Code memorandum #1 issued by the Baltimore County Buildings Engineer. The porch shall be designed for a 60 lb. live load.

These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 V. Chesapeake Ave.,

Charles E. Burnham, Chief

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/axambixant result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested axish will not adversely affect the health, safety, and general welfare of the community, the variance(s) should regularize be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of January 1985, that the herein Petition for Variance(s) to permit a private space factor of 288 square feet instead of the required 500 square feet and, additionally, the amendment to the partial development plan of Franklin Ridge Townhouses, Section 2, Lot 157, for the express purpose of constructing a 12' X 12' deck outside the permitted building area, in accordance with the site plan filed herein, be and are hereby GRANTED from and after the date of this Order.

epyly Zoning Commissioner of
Baltimore County

Effective 3-26-82 Revised 8-9-82

BALTIMORE COUNTY BUILDING CODE

RULES AND REGULATIONS

1981 BOCA SECTION 110.6

1979 1 & 2 Family, Section R-203

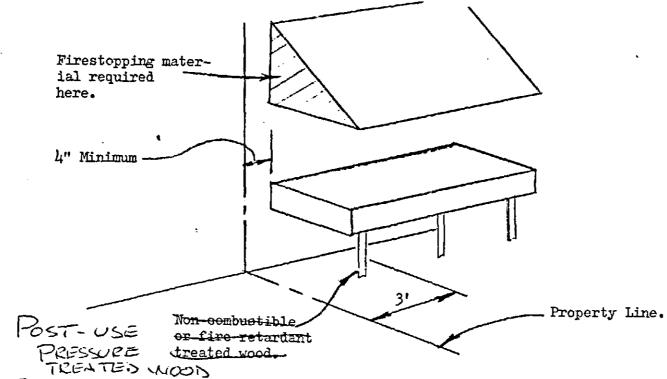
CODE MEMORANDUM #1.

SUBJECT:

A. REAR PORCHES

Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

Rear open porches may be constructed of combustible materials up to 4" from a property line if all facing surfaces shown (see diagram) are protected by a layer of 5/8" fire code sheet rock, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or fire retardant treat 1 wood.



B. FRONT PORCHES

Front awnings and porches may be continuous across property lines and of combustible construction if:

 They are properly fire stopped with non-combustible materials at each interior property line. Code Memorandum #1 (Cont'd.)

B. Front Porches

- 2. They have no combustible supporting members within 36" of the interior property line.
- 3. They are limited to one story in height.
- 4. The adjoining owners agree in writing.
- 5. The porch is open front and sides.

Drywall and sheet metal are examples of non-combustible materials which are acceptable for fire stopping.

C. ALL PORCHES

If any porch is to be closed, it shall be considered a habitable part of the dwellings interior and shall be subjected to all of the applicable requirements that pertain to one and two family dwellings in the Baltimore County Building Code.

This does not in any way waive any requirements, such as setbacks of other County or State Departments, which may also be applicable.

John R. Reisinger, P.E. Buildings Engineer PETITION FOR VARIANCES

14th Election District

ICCATION:

North side of Bohn Court, 280 feet East of Trimble Way (30 Bohn Court)

DATE AND TIME:

Tuesday, January 29, 1985 at 11:15 a.m.

PUBLIC HEARING:

Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a private space factor of 288 square feet instead of the required 500 square feet and to amend the partial development plan of Franklin Ridge Townhouses, Section 2, Lot 157 to permit a deck outside of the permitted building area.

Being the property of Haeman L. Nesbitt, et ux the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entergood cause shown. Such request must be received in writing this period for hearing set above or made at the hearing.

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY